HOUSING MARKET INFORMATION

HOUSING NOW
Ottawa*

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: December 2012

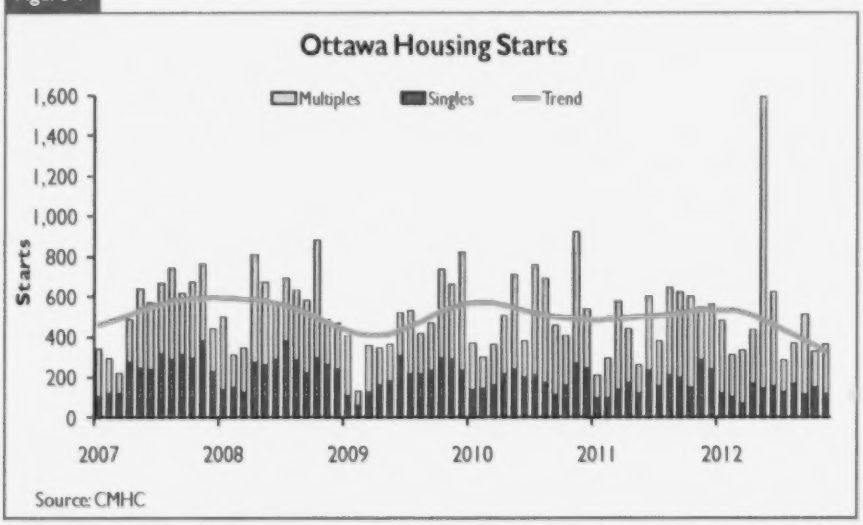
New Home Market

November housing starts lower than last year

According to the latest data released by Canada Mortgage and Housing Corporation (CMHC), housing starts in the Ottawa Census Metropolitan Area (CMA) totalled 366 units in November down from 553 units started a year ago this time. Year-to-date starts pace remained at a robust 7.9 per cent growth compared to last year.

While housing starts recovered slightly in November from October levels in seasonally adjusted terms, activity slowed down by over one third compared to a year earlier. Leading the decline in November were single starts that dipped just shy of 60 per cent year over year. The moderation in multiple starts came in at a more modest pace, falling just over 6 per cent.

Figure 1



*Ontario part of Ottawa-Gatineau CMA

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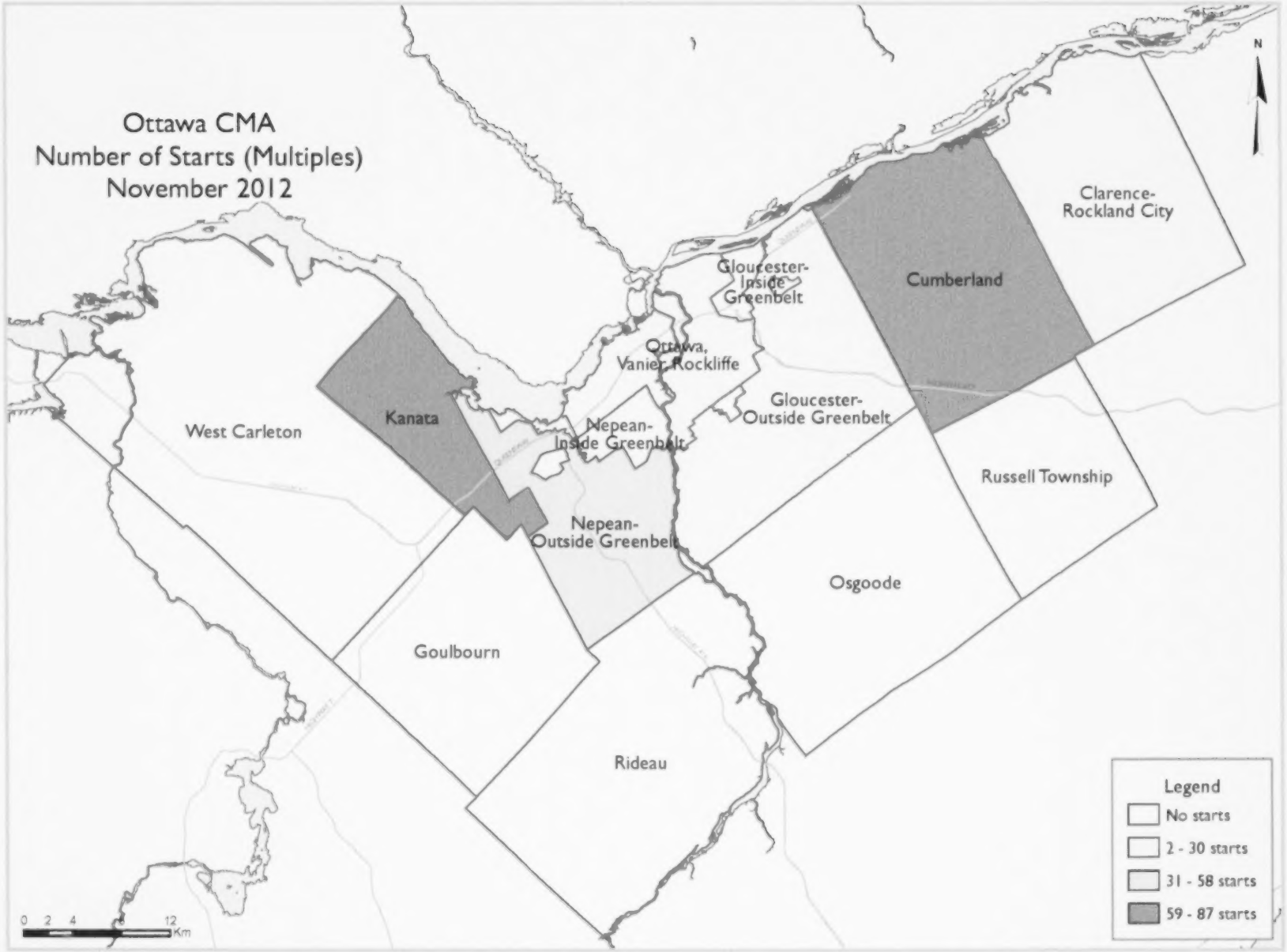
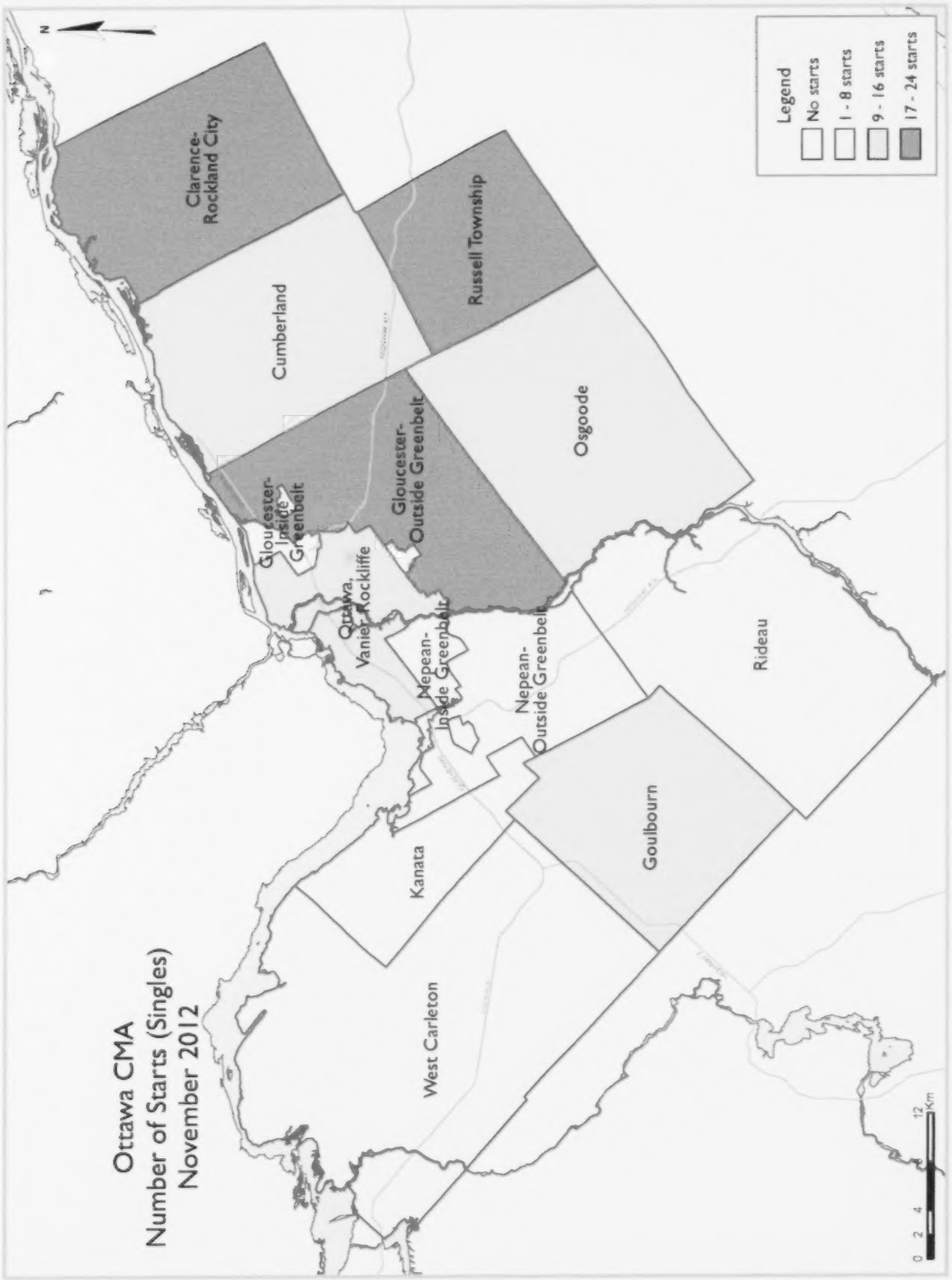
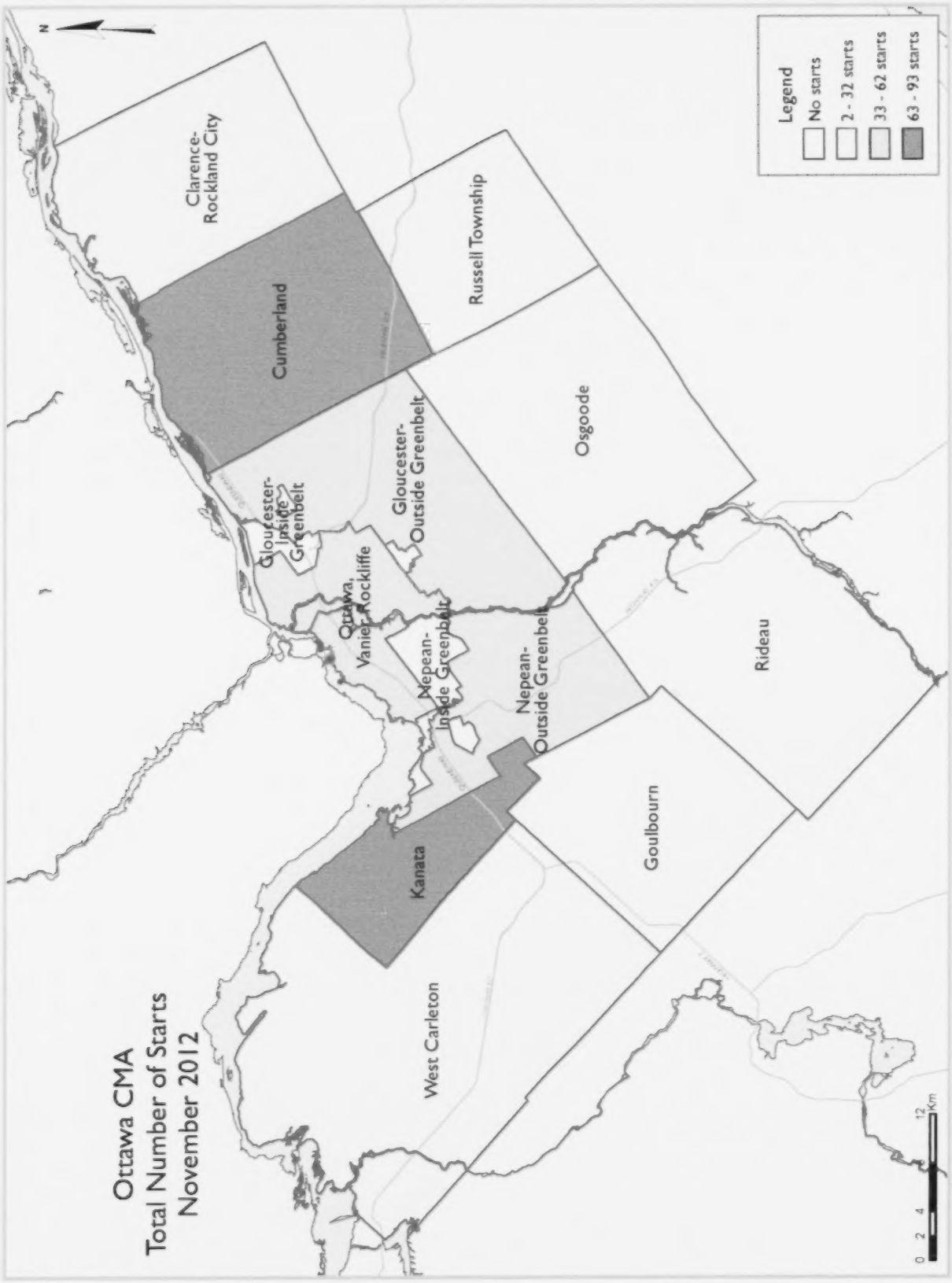
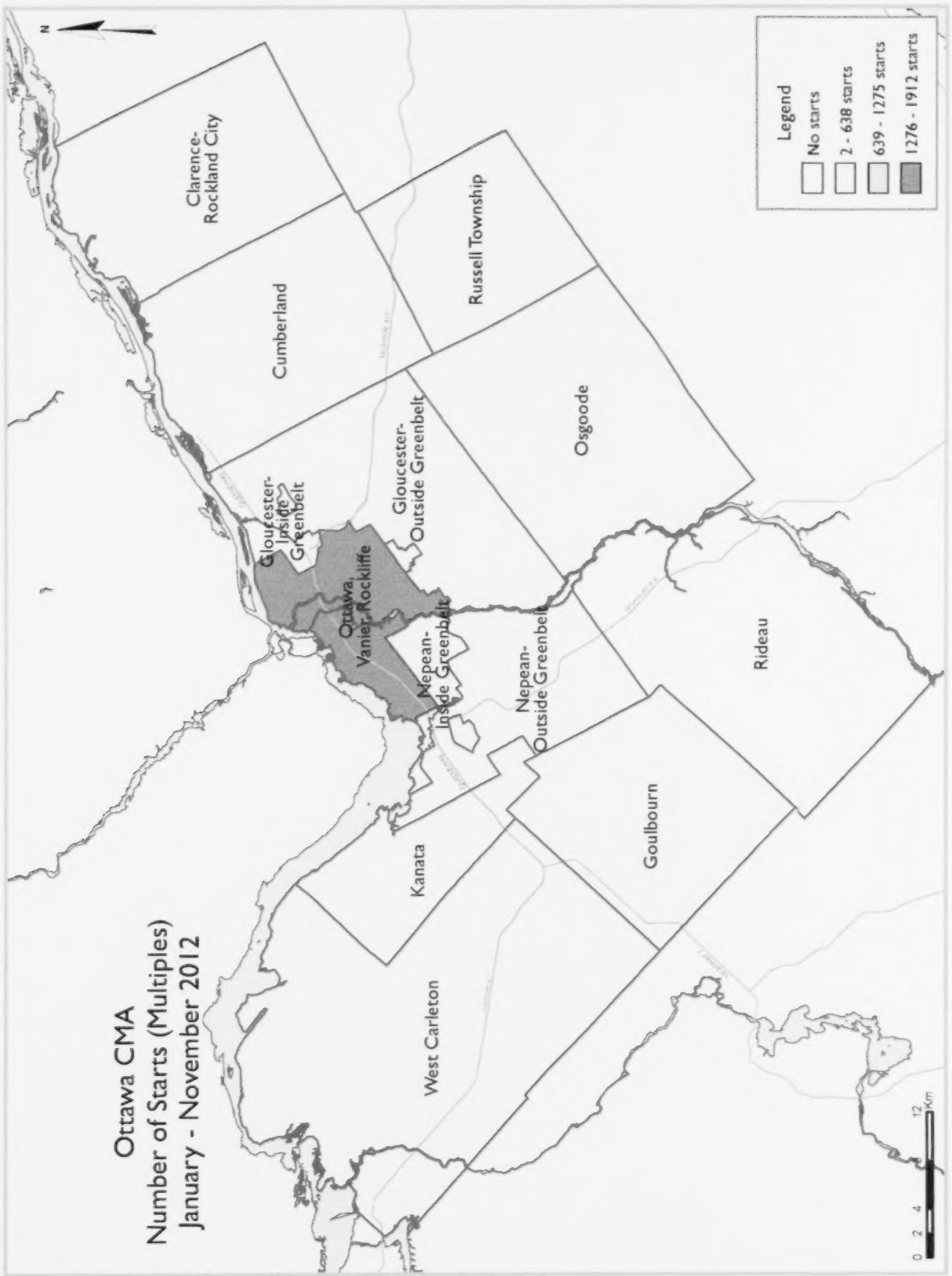
The year to date pace saw declines in all start types except for apartments, which had benefited from a construction spike in May. Leading the year to date decline in construction pace are semi-detached dwellings, slowing down just shy of one quarter. Construction activity for both singles and rows has also slowed by close to 23 per cent each.

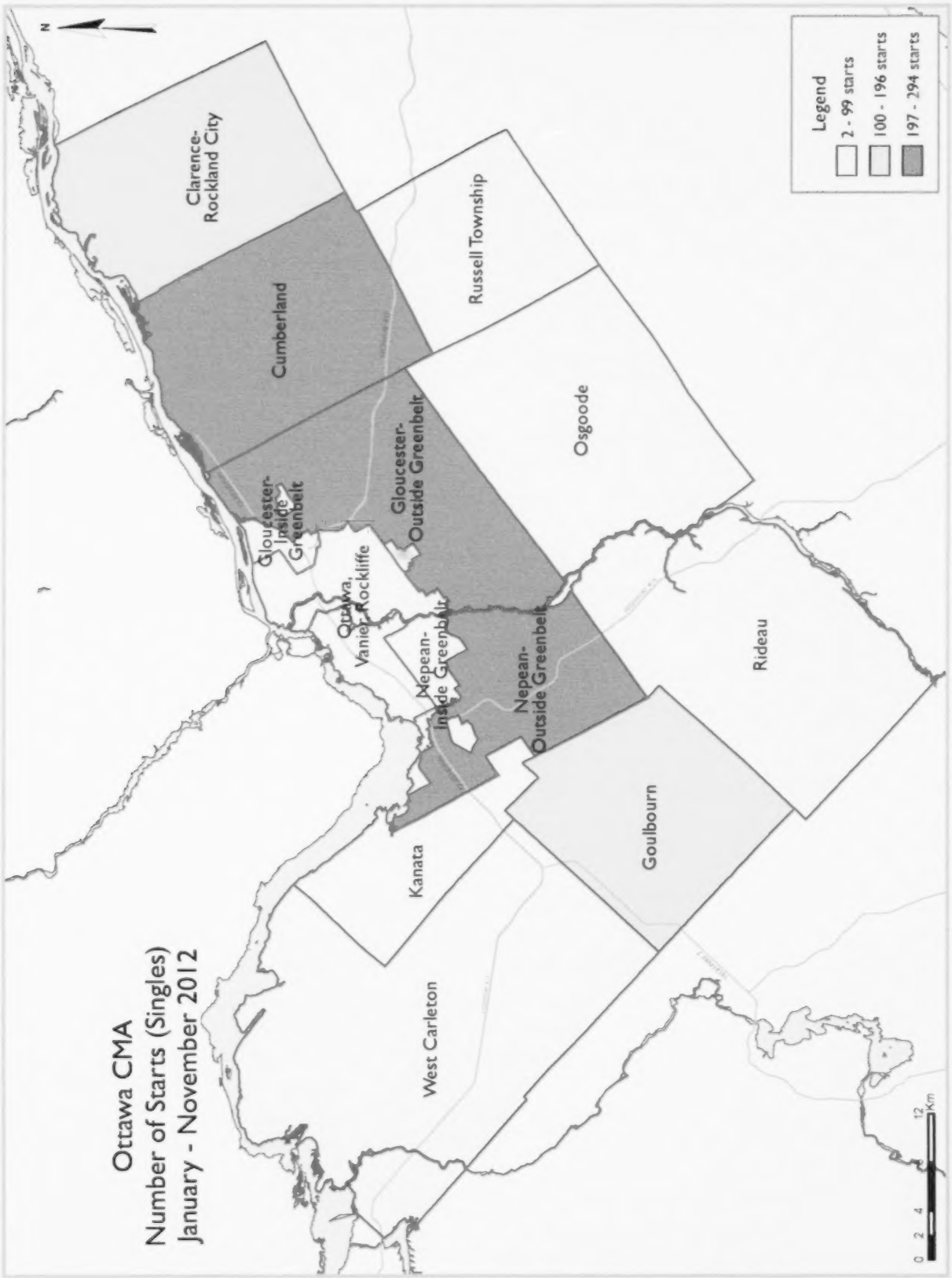
November starts activity was concentrated in Kanata, followed closely by Cumberland with Kanata recording a 50 percent increase in multiple starts compared to a year earlier. The two areas captured half of all Ottawa starts activity with multiples having the larger share in each of those areas. Despite the mid-year boost to apartment construction inside the Greenbelt, activity outside the Greenbelt continued to remain on solid footing. Multiple starts outside the Greenbelt have gained an increasing share in total starts reflecting the Ottawa-wide preference shift toward more affordable dwelling types.

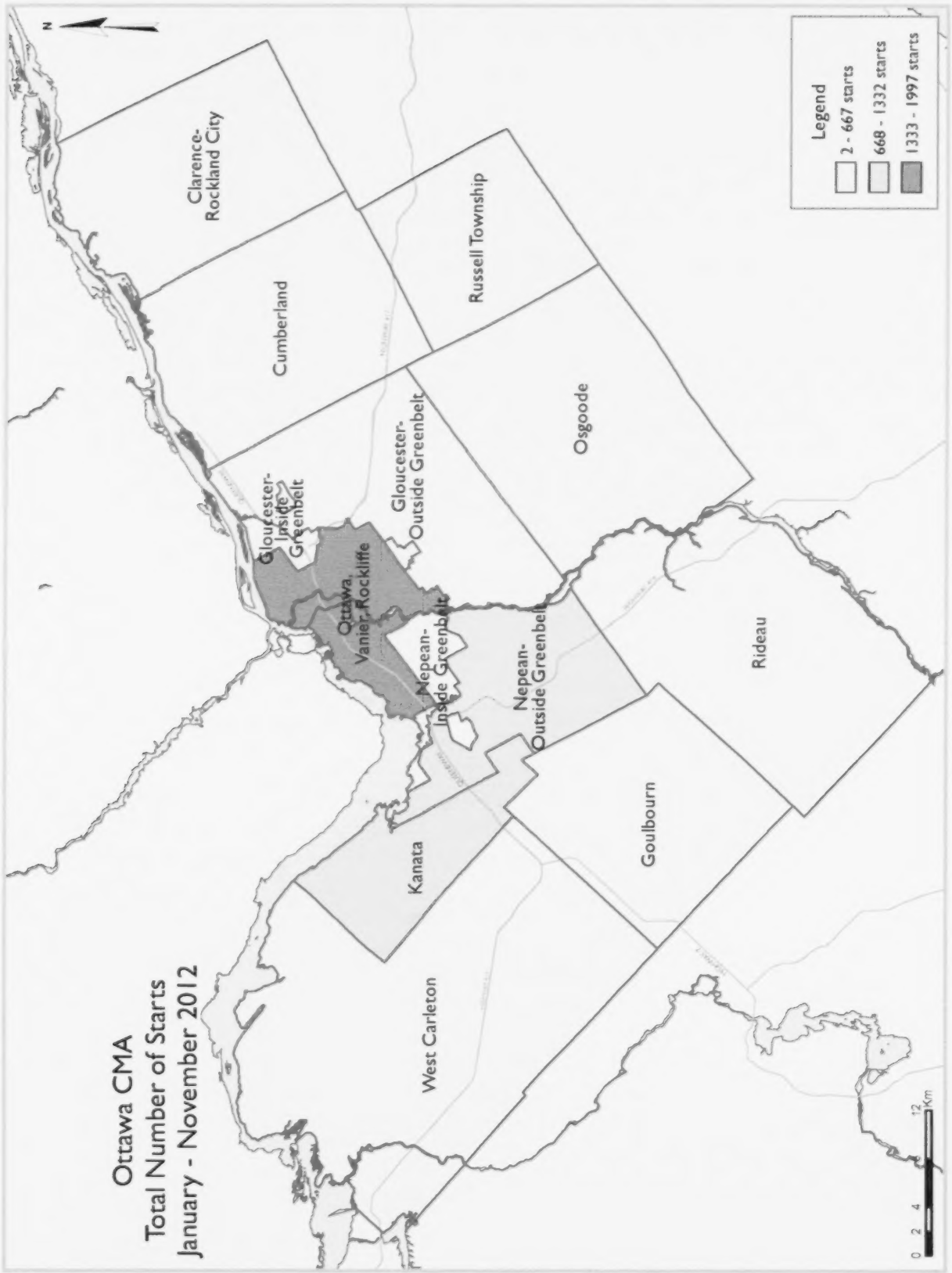

Ottawa CMA
Number of Starts (Multiples)
November 2012
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
0 2 4 8 12
Km
Legend
No starts
2 - 30 starts
31 - 58 starts
59 - 87 starts


Ottawa CMA
Number of Starts (Singles)
November 2012
N
Legend
No starts
1 - 8 starts
9 - 16 starts
17 - 24 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
0 2 4 12 Km


Ottawa CMA
Total Number of Starts
November 2012
N
Legend
No starts
2 - 32 starts
33 - 62 starts
63 - 93 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa Vanier-Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12 Km


Ottawa CMA
Number of Starts (Multiples)
January - November 2012
N
Legend
No starts
2 - 638 starts
639 - 1275 starts
1276 - 1912 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa Vanier-Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12 Km


Ottawa CMA
Number of Starts (Singles)
January - November 2012
N
Legend
2 - 99 starts
100 - 196 starts
197 - 294 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12 Km


Ottawa CMA
Total Number of Starts
January - November 2012
Legend
2 - 667 starts
668 - 1332 starts
1333 - 1997 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
Goulbourn
West Carleton
0 2 4 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
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4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
November 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2012	119	44	110	0	0	52	0	41	366
November 2011	289	32	135	0	0	91	0	6	553
% Change	-58.8	37.5	-18.5	n/a	n/a	-42.9	n/a	**	-33.8
Year-to-date 2012	1,460	252	1,195	0	7	2,253	28	449	5,644
Year-to-date 2011	1,891	340	1,591	0	0	1,312	1	91	5,231
% Change	-22.8	-25.9	-24.9	n/a	n/a	71.7	**	**	7.9
UNDER CONSTRUCTION									
November 2012	946	214	1,057	0	0	3,032	29	413	5,691
November 2011	1,155	200	1,174	0	0	2,042	3	319	4,893
% Change	-18.1	7.0	-10.0	n/a	n/a	48.5	**	29.5	16.3
COMPLETIONS									
November 2012	218	14	86	0	0	12	2	4	336
November 2011	157	22	260	0	0	91	7	0	537
% Change	38.9	-36.4	-66.9	n/a	n/a	-86.8	-71.4	n/a	-37.4
Year-to-date 2012	1,713	216	1,392	0	0	1,098	13	443	4,875
Year-to-date 2011	1,907	328	1,789	0	19	1,227	13	133	5,416
% Change	-10.2	-34.1	-22.2	n/a	-100.0	-10.5	0.0	**	-10.0
COMPLETED & NOT ABSORBED									
November 2012	62	32	81	0	1	142	3	55	376
November 2011	38	30	99	0	1	104	2	65	339
% Change	63.2	6.7	-18.2	n/a	0.0	36.5	50.0	-15.4	10.9
ABSORBED									
November 2012	218	20	98	0	0	23	2	14	375
November 2011	153	18	221	0	1	98	9	18	518
% Change	42.5	11.1	-55.7	n/a	-100.0	-76.5	-77.8	-22.2	-27.6
Year-to-date 2012	1,685	216	1,404	0	3	1,080	12	290	4,690
Year-to-date 2011	1,901	322	1,779	0	27	1,252	12	108	5,401
% Change	-11.4	-32.9	-21.1	n/a	-88.9	-13.7	0.0	168.5	-13.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
November 2012	84	42	110	0	0	52	0	41	329
November 2011	262	26	133	0	0	91	0	6	518
Ottawa, Vanier, Rockcliffe									
November 2012	9	14	0	0	0	16	0	0	39
November 2011	22	8	6	0	0	12	0	6	54
Nepean inside greenbelt									
November 2012	2	0	9	0	0	0	0	0	11
November 2011	6	2	3	0	0	0	0	0	11
Nepean outside greenbelt									
November 2012	1	16	20	0	0	0	0	0	37
November 2011	57	0	10	0	0	19	0	0	86
Gloucester inside greenbelt									
November 2012	0	0	0	0	0	0	0	0	0
November 2011	0	0	27	0	0	44	0	0	71
Gloucester outside greenbelt									
November 2012	24	0	18	0	0	0	0	0	42
November 2011	41	8	15	0	0	0	0	0	64
Kanata									
November 2012	6	12	39	0	0	36	0	0	93
November 2011	13	6	34	0	0	0	0	0	53
Cumberland									
November 2012	14	0	24	0	0	0	0	41	79
November 2011	78	0	7	0	0	16	0	0	101
Goulbourn									
November 2012	9	0	0	0	0	0	0	0	9
November 2011	23	0	0	0	0	0	0	0	23
West Carleton									
November 2012	8	0	0	0	0	0	0	0	8
November 2011	10	2	3	0	0	0	0	0	15
Rideau									
November 2012	2	0	0	0	0	0	0	0	2
November 2011	5	0	0	0	0	0	0	0	5
Osgoode									
November 2012	9	0	0	0	0	0	0	0	9
November 2011	7	0	28	0	0	0	0	0	35
Clarence-Rockland City									
November 2012	17	2	0	0	0	0	0	0	19
November 2011	8	2	2	0	0	0	0	0	12
Russell Township									
November 2012	18	0	0	0	0	0	0	0	18
November 2011	19	4	0	0	0	0	0	0	23
Ottawa-Gatineau CMA (Ontario portion)									
November 2012	119	44	110	0	0	52	0	41	366
November 2011	289	32	135	0	0	91	0	6	553

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
November 2012	850	204	1,057	0	0	2,954	29	409	5,503
November 2011	1,047	190	1,160	0	0	2,014	0	315	4,726
Ottawa, Vanier, Rockcliffe									
November 2012	76	76	35	0	0	2,079	27	42	2,335
November 2011	82	66	52	0	0	1,195	0	100	1,495
Nepean inside greenbelt									
November 2012	22	0	16	0	0	16	0	124	178
November 2011	12	2	55	0	0	24	0	69	162
Nepean outside greenbelt									
November 2012	156	48	319	0	0	422	0	0	945
November 2011	290	58	275	0	0	490	0	0	1,113
Gloucester inside greenbelt									
November 2012	3	0	19	0	0	44	0	0	66
November 2011	5	0	27	0	0	44	0	0	76
Gloucester outside greenbelt									
November 2012	135	20	209	0	0	66	0	28	458
November 2011	77	22	131	0	0	66	0	0	296
Kanata									
November 2012	56	44	309	0	0	88	0	152	649
November 2011	91	36	318	0	0	10	0	146	601
Cumberland									
November 2012	160	12	144	0	0	189	0	41	546
November 2011	187	2	122	0	0	133	0	0	444
Goulbourn									
November 2012	79	0	6	0	0	50	0	20	155
November 2011	149	0	77	0	0	52	0	0	278
West Carleton									
November 2012	74	4	0	0	0	0	0	2	80
November 2011	85	4	13	0	0	0	0	0	102
Rideau									
November 2012	17	0	0	0	0	0	0	0	17
November 2011	23	0	0	0	0	0	0	0	23
Osgoode									
November 2012	72	0	0	0	0	0	2	0	74
November 2011	46	0	90	0	0	0	0	0	136
Clarence-Rockland City									
November 2012	66	2	0	0	0	32	0	0	100
November 2011	88	6	14	0	0	28	3	0	139
Russell Township									
November 2012	30	8	0	0	0	46	0	4	88
November 2011	20	4	0	0	0	0	0	4	28
Ottawa-Gatineau CMA (Ontario portion)									
November 2012	946	214	1,057	0	0	3,032	29	413	5,691
November 2011	1,155	200	1,174	0	0	2,042	3	319	4,893

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket November 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
November 2012	190	14	86	0	0	12	2	4	308
November 2011	140	20	256	0	0	91	5	0	512
Ottawa, Vanier, Rockcliffe									
November 2012	7	6	7	0	0	12	0	4	36
November 2011	10	6	15	0	0	16	0	0	47
Nepean inside greenbelt									
November 2012	1	0	0	0	0	0	0	0	1
November 2011	3	0	28	0	0	0	0	0	31
Nepean outside greenbelt									
November 2012	55	8	16	0	0	0	0	0	79
November 2011	46	6	58	0	0	47	0	0	157
Gloucester inside greenbelt									
November 2012	0	0	0	0	0	0	0	0	0
November 2011	1	0	17	0	0	0	5	0	23
Gloucester outside greenbelt									
November 2012	56	0	10	0	0	0	0	0	66
November 2011	7	4	14	0	0	0	0	0	25
Kanata									
November 2012	6	0	14	0	0	0	0	0	20
November 2011	24	0	70	0	0	16	0	0	110
Cumberland									
November 2012	40	0	32	0	0	0	0	0	72
November 2011	25	4	20	0	0	0	0	0	49
Goulbourn									
November 2012	9	0	0	0	0	0	0	0	9
November 2011	5	0	24	0	0	12	0	0	41
West Carleton									
November 2012	6	0	0	0	0	0	2	0	8
November 2011	8	0	10	0	0	0	0	0	18
Rideau									
November 2012	2	0	0	0	0	0	0	0	2
November 2011	2	0	0	0	0	0	0	0	2
Osgoode									
November 2012	8	0	7	0	0	0	0	0	15
November 2011	9	0	0	0	0	0	0	0	9
Clarence-Rockland City									
November 2012	28	0	0	0	0	0	0	0	28
November 2011	8	0	4	0	0	0	2	0	14
Russell Township									
November 2012	0	0	0	0	0	0	0	0	0
November 2011	9	2	0	0	0	0	0	0	11
Ottawa-Gatineau CMA (Ontario portion)									
November 2012	218	14	86	0	0	12	2	4	336
November 2011	157	22	260	0	0	91	7	0	537

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
November 2012	57	32	81	0	1	142	3	51	367
November 2011	34	30	95	0	1	102	2	58	322
Ottawa, Vanier, Rockcliffe									
November 2012	24	16	4	0	1	31	2	20	98
November 2011	8	10	5	0	0	67	0	0	90
Nepean inside greenbelt									
November 2012	0	2	6	0	0	1	0	4	13
November 2011	0	3	1	0	0	0	0	4	8
Nepean outside greenbelt									
November 2012	6	5	16	0	0	73	1	0	101
November 2011	3	6	16	0	1	18	1	0	45
Gloucester inside greenbelt									
November 2012	1	0	0	0	0	1	0	0	2
November 2011	0	0	2	0	0	1	1	0	4
Gloucester outside greenbelt									
November 2012	2	3	19	0	0	1	0	0	25
November 2011	6	5	19	0	0	1	0	0	31
Kanata									
November 2012	1	4	10	0	0	2	0	26	43
November 2011	2	4	20	0	0	2	0	54	82
Cumberland									
November 2012	15	1	6	0	0	25	0	0	47
November 2011	10	1	15	0	0	7	0	0	33
Goulbourn									
November 2012	2	1	0	0	0	8	0	1	12
November 2011	2	1	14	0	0	6	0	0	23
West Carleton									
November 2012	2	0	7	0	0	0	0	0	9
November 2011	2	0	3	0	0	0	0	0	5
Rideau									
November 2012	2	0	0	0	0	0	0	0	2
November 2011	0	0	0	0	0	0	0	0	0
Osgoode									
November 2012	2	0	13	0	0	0	0	0	15
November 2011	1	0	0	0	0	0	0	0	1
Clarence-Rockland City									
November 2012	5	0	0	0	0	0	0	4	9
November 2011	4	0	4	0	0	0	0	7	15
Russell Township									
November 2012	0	0	0	0	0	0	0	0	0
November 2011	0	0	0	0	0	2	0	0	2
Ottawa-Gatineau CMA (Ontario portion)									
November 2012	62	32	81	0	1	142	3	55	376
November 2011	38	30	99	0	1	104	2	65	339

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
November 2012	191	20	98	0	0	23	2	14	348
November 2011	134	16	217	0	1	98	7	3	476
Ottawa, Vanier, Rockcliffe									
November 2012	9	10	8	0	0	19	0	14	60
November 2011	8	2	10	0	1	27	0	3	51
Nepean inside greenbelt									
November 2012	1	0	0	0	0	0	0	0	1
November 2011	3	0	27	0	0	0	0	0	30
Nepean outside greenbelt									
November 2012	55	10	19	0	0	3	0	0	87
November 2011	46	6	53	0	0	44	0	0	149
Gloucester inside greenbelt									
November 2012	0	0	0	0	0	0	0	0	0
November 2011	1	0	17	0	0	2	7	0	27
Gloucester outside greenbelt									
November 2012	56	0	11	0	0	0	0	0	67
November 2011	7	4	14	0	0	0	0	0	25
Kanata									
November 2012	6	0	19	0	0	0	0	0	25
November 2011	24	0	62	0	0	16	0	0	102
Cumberland									
November 2012	40	0	33	0	0	1	0	0	74
November 2011	21	4	8	0	0	0	0	0	33
Goulbourn									
November 2012	10	0	2	0	0	0	0	0	12
November 2011	5	0	18	0	0	9	0	0	32
West Carleton									
November 2012	6	0	1	0	0	0	2	0	9
November 2011	8	0	8	0	0	0	0	0	16
Rideau									
November 2012	0	0	0	0	0	0	0	0	0
November 2011	2	0	0	0	0	0	0	0	2
Osgoode									
November 2012	8	0	5	0	0	0	0	0	13
November 2011	9	0	0	0	0	0	0	0	9
Clarence-Rockland City									
November 2012	27	0	0	0	0	0	0	0	27
November 2011	9	0	4	0	0	0	2	15	30
Russell Township									
November 2012	0	0	0	0	0	0	0	0	0
November 2011	10	2	0	0	0	0	0	0	12
Ottawa-Gatineau CMA (Ontario portion)									
November 2012	218	20	98	0	0	23	2	14	375
November 2011	153	18	221	0	1	98	9	18	518

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	% Change
Ottawa City	84	262	42	26	110	133	93	97	329	518	-36.5
Ottawa, Vanier, Rockcliffe	9	22	14	8	0	6	16	18	39	54	-27.8
Nepean inside greenbelt	2	6	0	2	9	3	0	0	11	11	0.0
Nepean outside greenbelt	1	57	16	0	20	10	0	19	37	86	-57.0
Gloucester inside greenbelt	0	0	0	0	0	27	0	44	0	71	-100.0
Gloucester outside greenbelt	24	41	0	8	18	15	0	0	42	64	-34.4
Kanata	6	13	12	6	39	34	36	0	93	53	75.5
Cumberland	14	78	0	0	24	7	41	16	79	101	-21.8
Goulbourn	9	23	0	0	0	0	0	0	9	23	-60.9
West Carleton	8	10	0	2	0	3	0	0	8	15	-46.7
Rideau	2	5	0	0	0	0	0	0	2	5	-60.0
Osgoode	9	7	0	0	0	28	0	0	9	35	-74.3
Clarence-Rockland City	17	8	2	2	0	0	0	2	19	12	58.3
Russell Township	18	19	0	4	0	0	0	0	18	23	-21.7
Ottawa-Gatineau CMA (Ontario Portion)	119	289	44	32	110	133	93	99	366	553	-33.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Ottawa City	1,302	1,727	248	323	1,210	1,556	2,642	1,369	5,402	4,975	8.6
Ottawa, Vanier, Rockcliffe	85	102	78	99	53	70	1,781	655	1,997	926	115.7
Nepean inside greenbelt	24	17	0	2	16	55	124	8	164	82	100.0
Nepean outside greenbelt	294	462	62	84	328	328	199	434	883	1,308	-32.5
Gloucester inside greenbelt	2	6	0	0	0	38	0	44	2	88	-97.7
Gloucester outside greenbelt	254	226	40	82	292	245	56	12	642	565	13.6
Kanata	73	146	44	36	323	377	240	0	680	559	21.6
Cumberland	238	345	16	16	198	247	185	157	637	765	-16.7
Goulbourn	149	200	2	0	0	93	55	59	206	352	-41.5
West Carleton	78	111	4	4	0	13	2	0	84	128	-34.4
Rideau	19	39	0	0	0	0	0	0	19	39	-51.3
Osgoode	86	73	2	0	0	90	0	0	88	163	-46.0
Clarence-Rockland City	114	124	2	4	4	12	26	56	146	196	-25.5
Russell Township	44	40	6	14	0	0	46	6	96	60	60.0
Ottawa-Gatineau CMA (Ontario Portion)	1,460	1,891	256	341	1,214	1,568	2,714	1,431	5,644	5,231	7.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011
Ottawa City	110	133	0	0	52	91	41	6
Ottawa, Vanier, Rockcliffe	0	6	0	0	16	12	0	6
Nepean inside greenbelt	9	3	0	0	0	0	0	0
Nepean outside greenbelt	20	10	0	0	0	19	0	0
Gloucester inside greenbelt	0	27	0	0	0	44	0	0
Gloucester outside greenbelt	18	15	0	0	0	0	0	0
Kanata	39	34	0	0	36	0	0	0
Cumberland	24	7	0	0	0	16	41	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	0	3	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	28	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	2	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	110	133	0	0	52	93	41	6

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	1,186	1,551	24	0	2,193	1,284	449	85
Ottawa, Vanier, Rockcliffe	29	70	24	0	1,699	570	82	85
Nepean inside greenbelt	16	55	0	0	0	8	124	0
Nepean outside greenbelt	328	328	0	0	199	434	0	0
Gloucester inside greenbelt	0	38	0	0	0	44	0	0
Gloucester outside greenbelt	292	245	0	0	28	12	28	0
Kanata	323	372	0	0	88	0	152	0
Cumberland	198	247	0	0	144	157	41	0
Goulbourn	0	93	0	0	35	59	20	0
West Carleton	0	13	0	0	0	0	2	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	90	0	0	0	0	0	0
Clarence-Rockland City	4	12	0	0	26	50	0	6
Russell Township	0	0	0	0	46	6	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,190	1,563	24	0	2,265	1,340	449	91

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
November 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011
Ottawa City	236	421	52	91	41	6	329	518
Ottawa, Vanier, Rockcliffe	23	36	16	12	0	6	39	54
Nepean inside greenbelt	11	11	0	0	0	0	11	11
Nepean outside greenbelt	37	67	0	19	0	0	37	86
Gloucester inside greenbelt	0	27	0	44	0	0	0	71
Gloucester outside greenbelt	42	64	0	0	0	0	42	64
Kanata	57	53	36	0	0	0	93	53
Cumberland	38	85	0	16	41	0	79	101
Goulbourn	9	23	0	0	0	0	9	23
West Carleton	8	15	0	0	0	0	8	15
Rideau	2	5	0	0	0	0	2	5
Osgoode	9	35	0	0	0	0	9	35
Clarence-Rockland City	19	12	0	0	0	0	19	12
Russell Township	18	23	0	0	0	0	18	23
Ottawa-Gatineau CMA (Ontario Portion)	273	456	52	91	41	6	366	553

Table 2.5: Starts by Submarket and by Intended Market
January - November 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	2,737	3,626	2,188	1,258	477	86	5,402	4,975
Ottawa, Vanier, Rockcliffe	185	273	1,706	567	106	86	1,997	926
Nepean inside greenbelt	40	74	0	8	124	0	164	82
Nepean outside greenbelt	684	890	199	418	0	0	883	1,308
Gloucester inside greenbelt	2	44	0	44	0	0	2	88
Gloucester outside greenbelt	586	553	28	12	28	0	642	565
Kanata	440	554	88	0	152	0	680	559
Cumberland	464	608	132	157	41	0	637	765
Goulbourn	151	300	35	52	20	0	206	352
West Carleton	80	128	0	0	4	0	84	128
Rideau	19	39	0	0	0	0	19	39
Osgoode	86	163	0	0	2	0	88	163
Clarence-Rockland City	120	142	26	48	0	6	146	196
Russell Township	50	54	46	6	0	0	96	60
Ottawa-Gatineau CMA (Ontario Portion)	2,907	3,822	2,260	1,312	477	92	5,644	5,231

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2012

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	% Change
Ottawa City	190	140	16	20	86	261	16	91	308	512	-39.8
Ottawa, Vanier, Rockcliffe	7	10	6	6	7	15	16	16	36	47	-23.4
Nepean inside greenbelt	1	3	0	0	0	28	0	0	1	31	-96.8
Nepean outside greenbelt	55	46	8	6	16	58	0	47	79	157	-49.7
Gloucester inside greenbelt	0	1	0	0	0	22	0	0	0	23	-100.0
Gloucester outside greenbelt	56	7	0	4	10	14	0	0	66	25	164.0
Kanata	6	24	0	0	14	70	0	16	20	110	-81.8
Cumberland	40	25	0	4	32	20	0	0	72	49	46.9
Goulbourn	9	5	0	0	0	24	0	12	9	41	-78.0
West Carleton	6	8	2	0	0	10	0	0	8	18	-55.6
Rideau	2	2	0	0	0	0	0	0	2	2	0.0
Osgoode	8	9	0	0	7	0	0	0	15	9	66.7
Clarence-Rockland City	28	8	0	2	0	4	0	0	28	14	100.0
Russell Township	0	9	0	2	0	0	0	0	0	11	-100.0
Ottawa-Gatineau CMA (Ontario Portion)	218	157	16	24	86	265	16	91	336	537	-37.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2012

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Ottawa City	1,549	1,727	220	315	1,372	1,798	1,517	1,271	4,658	5,111	-8.9
Ottawa, Vanier, Rockcliffe	95	89	66	95	34	61	847	765	1,042	1,010	3.2
Nepean inside greenbelt	15	22	2	10	55	28	69	0	141	60	135.0
Nepean outside greenbelt	431	422	64	82	316	428	267	195	1,078	1,127	-4.3
Gloucester inside greenbelt	4	17	0	2	12	33	0	0	16	52	-69.2
Gloucester outside greenbelt	199	250	40	78	219	303	46	48	504	679	-25.8
Kanata	99	193	38	8	310	469	156	46	603	716	-15.8
Cumberland	270	286	4	22	255	331	88	193	617	832	-25.8
Goulbourn	271	204	2	16	58	135	44	24	375	379	-1.1
West Carleton	79	94	4	0	17	10	0	0	100	104	-3.8
Rideau	25	38	0	0	0	0	0	0	25	38	-34.2
Osgoode	61	112	0	2	96	0	0	0	157	114	37.7
Clarence-Rockland City	130	146	4	6	23	18	24	80	181	250	-27.6
Russell Township	34	34	2	12	0	0	0	9	36	55	-34.5
Ottawa-Gatineau CMA (Ontario Portion)	1,713	1,907	226	333	1,395	1,816	1,541	1,360	4,875	5,416	-10.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market November 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011
Ottawa City	86	256	0	5	12	91	4	0
Ottawa, Vanier, Rockcliffe	7	15	0	0	12	16	4	0
Nepean inside greenbelt	0	28	0	0	0	0	0	0
Nepean outside greenbelt	16	58	0	0	0	47	0	0
Gloucester inside greenbelt	0	17	0	5	0	0	0	0
Gloucester outside greenbelt	10	14	0	0	0	0	0	0
Kanata	14	70	0	0	0	16	0	0
Cumberland	32	20	0	0	0	0	0	0
Goulbourn	0	24	0	0	0	12	0	0
West Carleton	0	10	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	7	0	0	0	0	0	0	0
Clarence-Rockland City	0	4	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	86	260	0	5	12	91	4	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - November 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	1,372	1,790	0	8	1,076	1,188	441	83
Ottawa, Vanier, Rockcliffe	34	61	0	0	629	682	218	83
Nepean inside greenbelt	55	28	0	0	0	0	69	0
Nepean outside greenbelt	316	428	0	0	267	195	0	0
Gloucester inside greenbelt	12	25	0	8	0	0	0	0
Gloucester outside greenbelt	219	303	0	0	46	48	0	0
Kanata	310	469	0	0	10	46	146	0
Cumberland	255	331	0	0	88	193	0	0
Goulbourn	58	135	0	0	36	24	8	0
West Carleton	17	10	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	96	0	0	0	0	0	0	0
Clarence-Rockland City	20	18	3	0	22	30	2	50
Russell Township	0	0	0	0	0	9	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,392	1,808	3	8	1,098	1,227	443	133

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
November 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011
Ottawa City	290	416	12	91	6	5	308	512
Ottawa, Vanier, Rockcliffe	20	31	12	16	4	0	36	47
Nepean inside greenbelt	1	31	0	0	0	0	1	31
Nepean outside greenbelt	79	110	0	47	0	0	79	157
Gloucester inside greenbelt	0	18	0	0	0	5	0	23
Gloucester outside greenbelt	66	25	0	0	0	0	66	25
Kanata	20	94	0	16	0	0	20	110
Cumberland	72	49	0	0	0	0	72	49
Goulbourn	9	29	0	12	0	0	9	41
West Carleton	6	18	0	0	2	0	8	18
Rideau	2	2	0	0	0	0	2	2
Osgoode	15	9	0	0	0	0	15	9
Clarence-Rockland City	28	12	0	0	0	2	28	14
Russell Township	0	11	0	0	0	0	0	11
Ottawa-Gatineau CMA (Ontario Portion)	318	439	12	91	6	7	336	537

Table 3.5: Completions by Submarket and by Intended Market
January - November 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	3,131	3,810	1,076	1,207	451	94	4,658	5,111
Ottawa, Vanier, Rockcliffe	191	231	629	693	222	86	1,042	1,010
Nepean inside greenbelt	70	60	0	0	71	0	141	60
Nepean outside greenbelt	811	932	267	195	0	0	1,078	1,127
Gloucester inside greenbelt	16	44	0	0	0	8	16	52
Gloucester outside greenbelt	458	631	46	48	0	0	504	679
Kanata	445	670	10	46	148	0	603	716
Cumberland	529	631	88	201	0	0	617	832
Goulbourn	331	355	36	24	8	0	375	379
West Carleton	98	104	0	0	2	0	100	104
Rideau	25	38	0	0	0	0	25	38
Osgoode	157	114	0	0	0	0	157	114
Clarence-Rockland City	154	168	22	30	5	52	181	250
Russell Township	36	46	0	9	0	0	36	55
Ottawa-Gatineau CMA (Ontario Portion)	3,321	4,024	1,098	1,246	456	146	4,875	5,416

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
November 2012	1	0.6	15	8.5	37	20.9	71	40.1	53	29.9	177	446,900	483,220
November 2011	1	1.0	24	23.3	25	24.3	27	26.2	26	25.2	103	430,900	461,345
Year-to-date 2012	8	0.6	191	14.4	224	16.9	414	31.2	491	37.0	1,328	467,450	493,183
Year-to-date 2011	4	0.3	134	9.5	288	20.4	533	37.7	455	32.2	1,414	463,950	491,518
Ottawa, Vanier, Rockcliffe													
November 2012	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
November 2011	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2012	1	1.7	0	0.0	0	0.0	4	6.7	55	91.7	60	749,900	787,961
Year-to-date 2011	1	1.5	2	3.1	0	0.0	8	12.3	54	83.1	65	743,000	753,721
Nepean inside greenbelt													
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Nepean outside greenbelt													
November 2012	0	0.0	14	25.5	9	16.4	18	32.7	14	25.5	55	427,990	440,951
November 2011	0	0.0	19	41.3	13	28.3	6	13.0	8	17.4	46	390,245	407,186
Year-to-date 2012	5	1.2	77	18.7	58	14.1	129	31.3	143	34.7	412	463,695	467,668
Year-to-date 2011	0	0.0	72	17.3	88	21.2	141	34.0	114	27.5	415	465,990	461,295
Gloucester inside greenbelt													
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	2	40.0	1	20.0	2	40.0	5	--	--
Gloucester outside greenbelt													
November 2012	0	0.0	0	0.0	13	23.6	37	67.3	5	9.1	55	432,900	447,718
November 2011	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	6	--	--
Year-to-date 2012	1	0.5	0	0.0	16	8.3	93	48.4	82	42.7	192	483,900	496,685
Year-to-date 2011	0	0.0	18	7.9	33	14.5	102	44.7	75	32.9	228	466,900	484,640
Kanata													
November 2012	0	0.0	0	0.0	2	33.3	2	33.3	2	33.3	6	--	--
November 2011	1	4.5	1	4.5	3	13.6	12	54.5	5	22.7	22	469,900	466,809
Year-to-date 2012	0	0.0	4	4.7	15	17.6	29	34.1	37	43.5	85	486,900	517,662
Year-to-date 2011	1	0.5	5	2.7	33	17.7	64	34.4	83	44.6	186	477,450	503,807
Cumberland													
November 2012	0	0.0	1	2.5	13	32.5	10	25.0	16	40.0	40	464,400	468,283
November 2011	0	0.0	3	18.8	7	43.8	5	31.3	1	6.3	16	398,950	419,828
Year-to-date 2012	0	0.0	61	23.6	73	28.3	83	32.2	41	15.9	258	420,400	433,034
Year-to-date 2011	1	0.4	29	11.0	88	33.5	126	47.9	19	7.2	263	428,900	430,863
Goulbourn													
November 2012	1	14.3	0	0.0	0	0.0	3	42.9	3	42.9	7	--	--
November 2011	0	0.0	1	20.0	1	20.0	1	20.0	2	40.0	5	--	--
Year-to-date 2012	1	0.4	47	19.0	61	24.7	71	28.7	67	27.1	247	438,990	462,390
Year-to-date 2011	0	0.0	5	2.8	39	21.7	75	41.7	61	33.9	180	457,595	489,090

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
November 2012	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
November 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2012	0	0.0	1	2.4	0	0.0	4	9.8	36	87.8	41	564,900	590,778
Year-to-date 2011	0	0.0	1	6.7	0	0.0	2	13.3	12	80.0	15	650,000	662,093
Rideau													
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	878,500	844,925
Year-to-date 2011	0	0.0	0	0.0	0	0.0	5	33.3	10	66.7	15	748,000	693,143
Osgoode													
November 2012	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	1	5.6	1	5.6	16	88.9	18	735,000	769,228
Year-to-date 2011	1	2.4	2	4.8	5	11.9	9	21.4	25	59.5	42	583,450	621,186
Clarence-Rockland City													
November 2012	4	22.2	11	61.1	2	11.1	0	0.0	1	5.6	18	330,450	342,850
November 2011	3	42.9	2	28.6	2	28.6	0	0.0	0	0.0	7	--	--
Year-to-date 2012	44	44.9	39	39.8	11	11.2	3	3.1	1	1.0	98	308,950	323,745
Year-to-date 2011	46	43.4	40	37.7	18	17.0	2	1.9	0	0.0	106	315,900	321,474
Russell Township													
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2011	0	0.0	5	62.5	3	37.5	0	0.0	0	0.0	8	--	--
Year-to-date 2012	1	3.8	13	50.0	10	38.5	2	7.7	0	0.0	26	371,050	378,564
Year-to-date 2011	1	3.7	15	55.6	10	37.0	1	3.7	0	0.0	27	363,900	362,548
Ottawa-Gatineau CMA (Ontario portion)													
November 2012	5	2.6	26	13.3	39	20.0	71	36.4	54	27.7	195	436,900	470,263
November 2011	4	3.4	31	26.3	30	25.4	27	22.9	26	22.0	118	409,900	446,431
Year-to-date 2012	53	3.7	243	16.7	245	16.9	419	28.9	492	33.9	1,452	458,900	479,695
Year-to-date 2011	51	3.3	189	12.2	316	20.4	536	34.6	455	29.4	1,547	455,900	477,616

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
November 2012

Submarket	Nov 2012	Nov 2011	% Change	YTD 2012	YTD 2011	% Change
Ottawa City	483,220	461,345	4.7	493,183	491,518	0.3
Ottawa, Vanier, Rockcliffe	--	--	n/a	787,961	753,721	4.5
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	440,951	407,186	8.3	467,668	461,295	1.4
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	447,718	--	n/a	496,685	484,640	2.5
Kanata	--	466,809	n/a	517,662	503,807	2.8
Cumberland	468,283	419,828	11.5	433,034	430,863	0.5
Goulbourn	--	--	n/a	462,390	489,090	-5.5
West Carleton	--	--	n/a	590,778	662,093	-10.8
Rideau	--	--	n/a	844,925	693,143	21.9
Osgoode	--	--	n/a	769,228	621,186	23.8
Clarence-Rockland City	342,850	--	n/a	323,745	321,474	0.7
Russell Township	--	--	n/a	378,564	362,548	4.4
Ottawa-Gatineau CMA (Ontario Portion)	470,263	446,431	5.3	479,695	477,616	0.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
November 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	687	-5.2	1,243	1,699	2,136	58.2	329,640	1.8	330,847
	February	942	-16.8	1,149	1,887	2,033	56.5	337,797	5.9	339,233
	March	1,247	-17.7	1,115	2,704	2,119	52.6	347,642	5.1	343,910
	April	1,549	-16.5	1,145	2,832	2,100	54.5	352,029	5.4	343,780
	May	1,667	-2.7	1,128	2,831	2,052	55.0	353,046	5.6	343,252
	June	1,724	5.6	1,188	2,742	2,205	53.9	354,524	8.0	348,350
	July	1,337	15.4	1,206	2,266	2,333	51.7	342,925	6.4	344,891
	August	1,349	19.4	1,270	2,294	2,252	56.4	339,415	5.3	344,913
	September	1,220	12.5	1,245	2,448	2,299	54.2	337,109	3.8	345,186
	October	1,083	2.6	1,207	1,960	2,194	55.0	339,802	-0.5	345,543
	November	1,031	8.2	1,303	1,504	2,068	63.0	347,675	6.9	362,428
	December	715	13.3	1,352	782	2,158	62.7	335,330	3.2	343,834
2012	January	690	0.4	1,200	1,706	2,125	56.5	349,525	6.0	352,022
	February	1,026	8.9	1,233	2,249	2,311	53.4	349,797	3.6	354,027
	March	1,404	12.6	1,277	2,948	2,317	55.1	353,714	1.7	350,004
	April	1,581	2.1	1,198	3,011	2,280	52.5	363,938	3.4	357,253
	May	1,921	15.2	1,280	3,549	2,437	52.5	363,502	3.0	352,596
	June	1,675	-2.8	1,233	2,786	2,326	53.0	354,690	0.0	348,434
	July	1,382	3.4	1,206	2,528	2,413	50.0	340,352	-0.8	348,971
	August	1,149	-14.8	1,142	2,333	2,380	48.0	347,673	2.4	353,290
	September	1,011	-17.1	1,162	2,472	2,482	46.8	353,984	5.0	357,081
	October	1,092	0.8	1,172	2,205	2,353	49.8	347,581	2.3	354,723
	November	938	-9.0	1,179	1,716	2,385	49.4	350,211	0.7	355,372
	December									
	Q3 2011	3,906	15.8		7,008			339,896	5.2	
	Q3 2012	3,542	-9.3		7,333			346,618	2.0	
	YTD 2011	13,836	-0.9		25,167			345,280	5.1	
	YTD 2012	13,869	0.2		27,503			353,323	2.3	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
November 2012

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	111.7	117.9	516	6.6	71.9	1,034
	February	607	3.50	5.44	111.5	118.2	516	6.5	71.7	1,047
	March	601	3.50	5.34	111.6	119.5	520	6.3	72.0	1,035
	April	621	3.70	5.69	113.1	120.0	522	6.1	72.0	1,024
	May	616	3.70	5.59	112.3	121.0	523	5.8	71.9	1,018
	June	604	3.50	5.39	112.6	120.2	524	5.5	71.6	1,009
	July	604	3.50	5.39	112.7	120.4	522	5.3	71.1	1,002
	August	604	3.50	5.39	113.3	120.5	522	4.9	70.7	996
	September	592	3.50	5.19	113.5	121.1	521	5.0	70.5	999
	October	598	3.50	5.29	113.6	121.1	518	5.6	70.4	1,003
	November	598	3.50	5.29	113.6	121.0	518	6.1	70.8	1,012
	December	598	3.50	5.29	113.7	120.3	522	6.0	71.1	1,021
2012	January	598	3.50	5.29	114.1	120.6	531	5.7	72.0	1,023
	February	595	3.20	5.24	114.4	121.4	535	6.0	72.6	1,026
	March	595	3.20	5.24	115.0	122.0	538	6.2	73.1	1,033
	April	607	3.20	5.44	115.0	122.4	542	6.2	73.5	1,041
	May	601	3.20	5.34	115.4	122.3	542	6.1	73.4	1,056
	June	595	3.20	5.24	115.9	121.4	540	5.9	72.8	1,051
	July	595	3.10	5.24	116.1	121.3	535	6.4	72.4	1,047
	August	595	3.10	5.24	116.2	121.7	532	6.4	72.0	1,037
	September	595	3.10	5.24	116.2	121.9	535	6.6	72.3	1,033
	October	595	3.10	5.24	116.4	122.1	538	6.6	72.7	1,024
	November	595	3.10	5.24		121.9	541	6.8	73.1	1,014
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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